



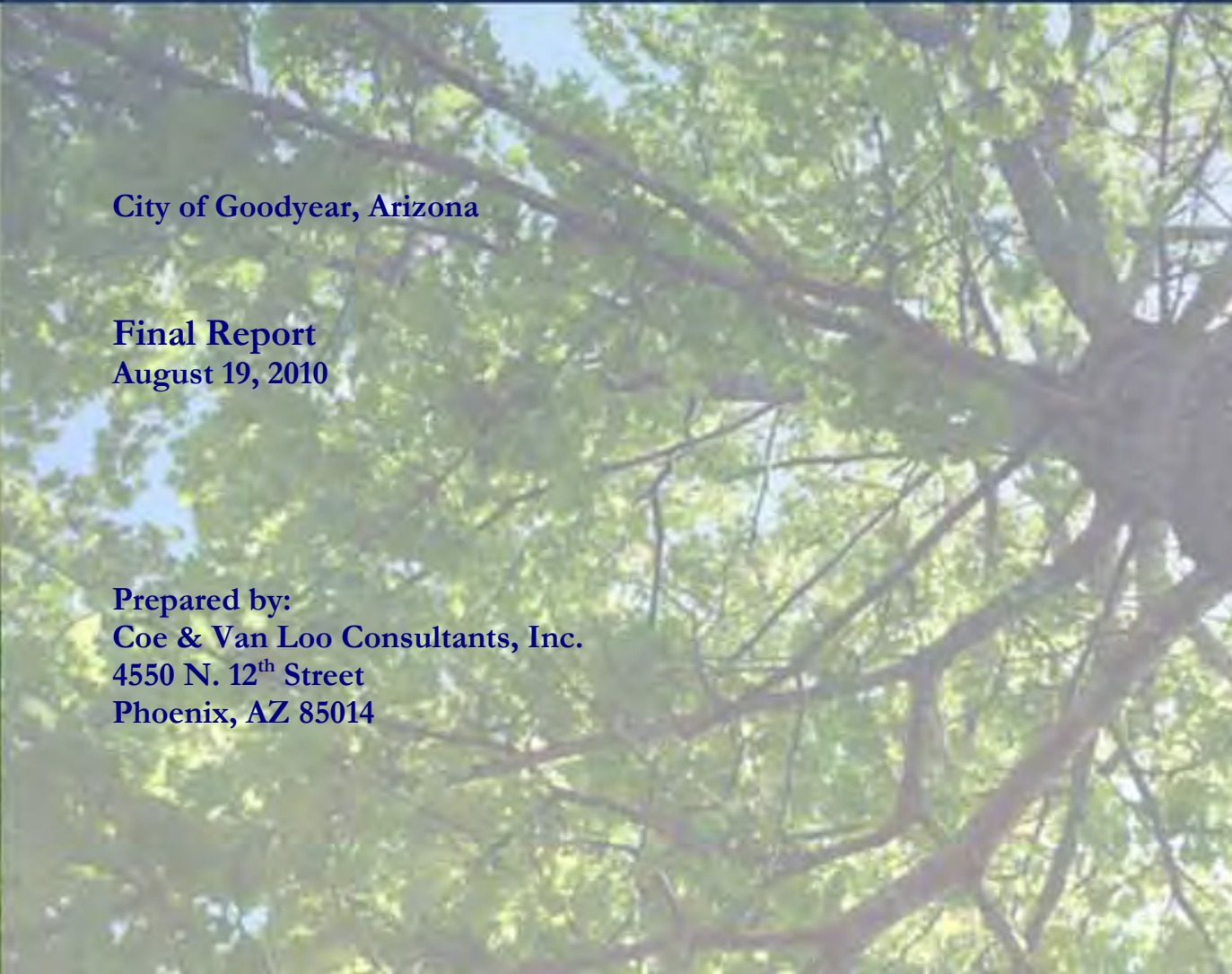
Loma Linda Neighborhood Park

Redevelopment Master Plan Report

City of Goodyear, Arizona

Final Report
August 19, 2010

Prepared by:
Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014



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dedication

We would like to thank the diligent efforts of the city staff and elected officials who contributed to the Loma Linda Neighborhood Park Master Plan. Their dedication was crucial in getting to this point. We also want to acknowledge the neighbors and concerned citizens who attended the meetings, contributed to the process, and provided their passion. Finally, we would like to thank St. John Vianney for their participation in the process, and for providing funding to do this master plan. Thank you.



City of Goodyear

Mayor and Vice Mayor
Mayor James Cavanaugh
Vice Mayor Georgia Lord

City Manager's Office
John Fischbach, City
Manager

City Councilmembers
Frank Cavaliere
Sheri Lauritano
Joanne Osborne
Joe Pizzillo
Dick Sousa

**Parks and Recreation
Department**
Mike Svetz, Director
Jennifer Campbell,
Recreation and Aquatics
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**Master Planning
Landscape Architecture
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1 Introduction

Executive Summary

In February of 2010, the city of Goodyear contracted with Coe & Van Loo Consultants to provide a redevelopment master plan for the existing Loma Linda Park. Funding for this project was provided by St. John Vianney parish, an adjacent park neighbor.

Loma Linda Park is a 8-acre park located at the intersection of Loma Linda Blvd. and Los Olivos Drive, in the City of Goodyear. The park facilities include a small community building used for city sponsored classes and available for rent, a community pool, a playground, two tennis courts, a large group pavilion, and turf play areas. The site is characterized by large cottonwood and mulberry trees on its perimeter.

This report summarizes the planning process, public participation, and preservation and development strategies for the Loma Linda Neighborhood Park.

Scope of Work

The following scope of work was determined by staff for this planning process:

Contractor will collaborate with the City of Goodyear Parks and Recreation Department to facilitate a community Master Plan process for the future of Loma Linda Park.

The goals of the project are to:

- Determine the needs and goals for Loma Linda Park with stakeholders, neighbors and City residents.

- Create a Master Plan for Loma Linda Park within the larger goals of the Goodyear Park and Recreation Strategic Plan.
- Develop consensus amongst stakeholders on direction.

The process of arriving at these stated goals included a community design process, with a final recommendation completed in the summer of 2010. The main work consists of:

Background Investigation including but not limited to:

- City of Goodyear Parks and Recreation Strategic Plan
- City of Goodyear General Plan
- City of Goodyear Matrix Study
- Historical and Cultural Research
- Environmental Needs Assessment



2 Master Planning Process



Master Plan Purpose

WHY Create a Formal Planning Process ?

- Provide the community with a consistent, transparent and open process to master plan park and recreational facilities.
- Ensure that best management practices in park and recreation planning and operations are addressed in the planning process.
- Ensure that Park Master Plans are created within the context of the entire park system, the needs of the community and the City General Plan.
- Provide the community with a strategic long-range vision for future park improvements, and a sound basis for future CIP funding and development.

The Loma Linda Master Plan followed the process established by the City of Goodyear. However, due to its size, several elements of the process were combined to streamline the process. The process was as follows:

NEEDS ASSESSMENT

- Identify Community Need

GENERAL PLAN

- Provide Community Standards

MASTER PLANNING

- Step 1 in acting to make improvements

The steps above were initiated by the parks staff in response to interest by the park neighbors and St. John Vianney looking to improve the park facilities.

PUBLIC MEETING

Master Plan Overview

- Outline Process / Needs Assessment / General Plan
- Identify Community Issues
- Garner input about the park, opportunities, needs, etc.
- Respond to Questions
- Outline Schedule of Plan Process

This first meeting was held March 21, 2010. Existing conditions were reviewed, and issues were listed. Goals were developed through public input.

PUBLIC MEETING

Master Plan Hearing

- Progress to Date
- Result of Natural/Cultural Inventory
- General Constraints
- Input and Discussion on possibilities
- Consultant to develop a General Management Plan

GENERAL

MANAGEMENT PLAN

- Advisory Board/Staff &
- Stakeholder Review and Comment

PUBLIC MEETING

Master Plan Hearing

- Review and Discuss GMP
- Land use, natural resources, constraints
- Identify adjustments, clarify concepts
- Solidify notions
- Plan Workshop / Charrette
- Consultant to develop a Conceptual Development Plan

The second and third public meetings noted above were combined into a single design workshop, held on April 13, 2010.

Attendees were provided the opportunity to develop design alternatives for the park.

PUBLIC HEARING

Draft Master Plan Review and Comment

- Parks & Recreation Department Holds Public Hearing on DRAFT MASTER PLAN
- 30 Day Public Comment to follow Written Comments

This meeting was held on May 25, 2010.

ADOPTION of Park Master Plan

A council workshop was held June 29, 2010, to facilitate the council member's review of the Master Plan, and to allow public comments directly to the council. This meeting was well attended with strong community support in favor of this project. The master plan and renovation of the park were supported by the council members.

Final approval of the Master Plan is to be completed at the August 23, 2010 Council Meeting through consent agenda.

CONCEPTUAL DEVELOPMENT PLAN

- Staff & Stakeholder Review and Comment
- Consultant to develop a DRAFT MASTER PLAN

Following the design workshop, the consultant developed a draft master plan for review and the third public meeting.

3 Needs Assessment and Site Analysis

The site assessment for Loma Linda Neighborhood Park consisted of the following:

- Site topographic survey
- Site visit and photographic inventory to review existing conditions
- On-site meetings with staff to review conditions, park usage, and known park issues.
- Review of the City of Goodyear Parks Master Plan

The site survey and site visits were conducted in March 2010. An aerial map and photo inventory board of existing conditions are provided in **Appendix A**.

During the onsite staff meeting, held February 18, 2010, the following known issues were discussed:

- Park heritage
- Preservation of existing mature trees
- Issues with flood irrigation and closure of turf areas
- Age of park, and general condition

During the review of the City of Goodyear Park Master Plan (Updated November 2008), the following issues were documented:

- Loma Linda Park is noted at NP3, indicating its status as a neighborhood park, despite it containing a pool and community center.



- Loma Linda Park is designated as a **Level 1** park. This designation was used for older parks in need of repair or upgrade
- The master plan noted that the tennis courts were being used for other recreational activities than intended.
- The park's site lighting was rated as 'poor'

The following upgrades to the park were recommended in the City of Goodyear Parks Master Plan:

- Replacement of existing play area and tot-lot
- Addition of swings
- Play area and tot-lot shade canopy
- ADA play surfacing at tot-lot
- ADA compliant paths to facilities
- Conversion of existing two tennis courts into two basketball courts
- Maintain pool facilities
- Provide two additional smaller picnic pavilions

The findings in the Master Plan were supported by the consultant's site visits. The park was noted as heavily used during the afternoon and evening hours, with little daytime use observed. The single large ramada contained one picnic table, and was aged in appearance.

The general age of the play facilities, and lack of shading, seating areas, and a drinking fountain were noted. ADA accessibility issues were noted.

Also, one of the signature pieces of the park, the mature perimeter trees were of concern. These trees were noted as nearing the end of their lifespan. The parks maintenance has implemented a transition plan with some smaller trees planted in between the mature trees to replace them. This program is recommended for continuation and expansion.

4 Meeting #1 – Design Goals

The first public meeting was held on March 23, 2010 at the Loma Linda Community Center. The meeting was held in conjunction with the regularly held neighborhood meetings to ensure good attendance. The purpose of the first meeting was to introduce the park master plan process, and provide initial citizen input into the issues of the park, and develop the goals and objectives for development.

Exhibits depicting the existing park conditions were provided. A photographic list of potential amenities was provided for voting purposes. Documentation of this voting, and the comprehensive list of goals and objectives are provided in **Appendix B**.

Below are the main goals and objectives developed in the first meeting:

Goal #1: We want a safe and secure community park

This will be accomplished through:

- improved lighting
- improved fencing
- coordinating with law enforcement
- higher usage = higher safety
- providing a safe playground

Goal #2: We want to make our park a community "point of pride"

We will accomplish this through:

- A good maintenance program
- Updating the community center building, park, and pool areas
- Provide a flagpole
- Volunteer efforts

Goal #3: We want to maintain our unique and historic neighborhood character

We will accomplish this through:

- Planting appropriate shade trees
- Maintaining open green space

Goal #4: We want to provide increased opportunities for our community

We will accomplish this through:

- Providing more flexible and multi-use spaces (example: tennis and basketball)
- Providing opportunities for our multi-generational community

5 Meeting #2 –Design Alternatives

The second public meeting was held on April 13, 2010. The purpose of the meeting was a facilitated design workshop, providing a hands-on opportunity for the community to influence the programmed amenities, and the design of the park.

The existing site conditions were reviewed, and the issues, goals, and objectives from the previous meetings were reviewed.

Attendees were divided into three table groups with a design consultant from CVL at each table to facilitate the table discussion and workshop. Three alternative designs were developed, one at each table, which were presented at the end of the meeting.

Following the presentations, the consultant reviewed the themes from each design in preparation for development of the draft master plan.

The main design elements, consistent with each design were the following:

- Updating the pool and community center
- Preservation of the existing tree canopy
- Expanded parking along the eastern boundary
- Updating the playground
- Additional ramada accessible from the perimeter
- Improved Site Lighting
- Relocating pathways to allow for a large contiguous turf area useable for field sports.
- Central walkway element
- Circuit for walking or exercise

The concepts developed at the public workshop are provided in **Appendix C**.

6 Meeting #3 – Draft Master Plan

The third public meeting was held on May 25, 2010. The purpose of the meeting was to review the Draft Master Plan developed by the consultant, and provide an opportunity for public input.

The comments received from the public were in support of the plan. Issues discussed were:

- Park maintenance
- Funding for improvements
- Type of fencing around field area
- Restroom access
- Layout of multi-use court
- Site lighting

The exhibit to the right was used in the meeting to document the public comments on the plan. An enlargement is provided in **Appendix C**.



7 Preferred Master Plan

Following the final public meeting, the draft master plan was revised based on the public input. This revised plan is presented in this report as the Preferred Master Plan for Loma Linda Neighborhood Park. The exhibit is provided in **Appendix D**.

Starting from the southeastern corner and working clockwise through the park concept is as follows:

The existing parking area at the south is updated to provide a landscape buffer between the parking and Loma Linda Blvd. An additional bay of parking is provided between the pool and the eastern boundary. The parking has been designed to incorporate several of the mature trees in this area. This parking bay terminates in a drop off for the play area, making family access easier.

The pool building and pool will remain, but are noted as needing refurbishment. The underused kiddie pool is recommended for replacement by an updated splashpad. This splashpad would be accessible from either the pool complex or the park. As an operational note, pool users would receive a wristband to denote the fees paid for pool access.

The Community Center is recommended for expansion with an additional interior room, renovated kitchen facilities, an additional bathroom accessible from the park, and outdoor patios.

The existing tennis courts are renovated into a multi-use court. The option currently shown includes one basketball court and one tennis court. An alternative layout would include two tennis courts and several half court basketball courts on the perimeter, in an overlapped, multi-use design. Horseshoe pits and a shuffleboard court are located around the courts, and adjacent to the community center patios. Shaded seating areas with drinking fountains are provided at the north and south entries to the fenced court area.

The play area and tot lot are located central to the park, with opportunities for multi-age play structures, swings, and free play equipment. Adjacent to the play area is the park's main picnic pavilion and plaza, connected to the parking and drop-off area, allowing for easy access for families with picnic coolers. Benches are provided on the perimeter.

The main feature of the park is a central walkway dividing the park, and connecting the parking drop-off to the central park amenities. This tree-lined pathway will consist of stabilized granite (soft-paved), seating areas, and access to the picnic pavilions and field area.

To the north of the central walkway is the park's field area, a popular design element among the public. Due to the field's proximity to the adjacent streets, a decorative wrought iron perimeter fence is

proposed to keep children and balls in the park and out of the street. Two smaller picnic pavilions are provided in the field area with a sand volleyball court.

Surrounding the field is a soft paved jogging trail with exercise and seating stations. The existing tree lined perimeter is augmented with a second row of trees to maintain the historic character, and provide additional shading on the perimeter pathways and seating areas.

Finally, in the upper northeast corner, an irrigation storage system is recommended as a possible alternative to the existing flood irrigation system. This storage tank would allow the park to continue the use of the

non-potable irrigation water currently being used. Irrigation water would be received in the storage tank, then pumped through an irrigation system, rather than flooding the fields. The initial system cost is high (see cost estimate in Appendix E), but the irrigation water costs are significantly lower than potable water costs. This system would also eliminate flooding of the field area, and the subsequent closure necessary for the days immediately following.

An estimation of probable costs is provided in **Appendix E**. The community center and splashpad are noted as future phases, and the irrigation storage system is noted as a design alternative.

APPENDIX

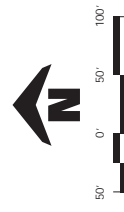


A

Research Exhibits

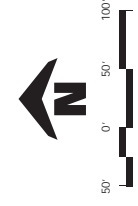
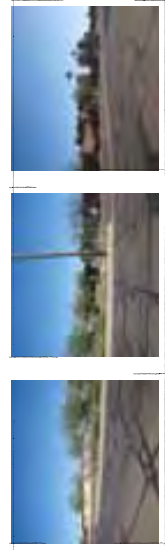
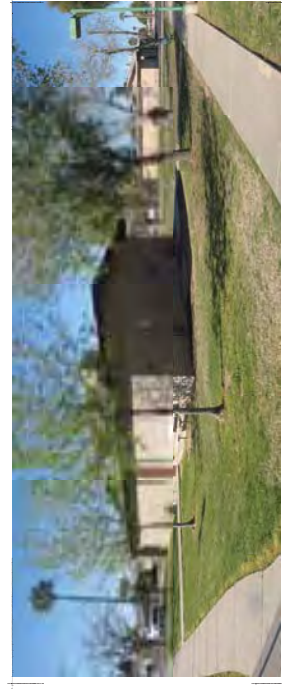
Research Exhibits

The exhibits on the following page document the photographic survey and aerial mapping utilized during initial design and public meetings. In addition to these exhibits, a detailed site topography survey, utility and irrigation research, and staff and stakeholder interviews were conducted.



Loma Linda Park

Exhibit A
March 23, 2010
Job Number 01-



Loma Linda Park

Exhibit B
March 23, 2010
Job Number 01-

APPENDIX



B

Goals and Objectives

&

Amenity Preferences

Goals and Objectives – Amenity Preferences

During the first public meeting, stakeholders determined the initial goals and objectives for this park master plan project. The following pages provide a detail of the comments from the meeting.

Image boards were also provided depicting typical amenities that would be in a neighborhood park. Stakeholders were provided red and green dots for voting. Red dots denote a negative preference for this amenity or style of amenity on the park, while green dots denote a positive preference.



Loma Linda Park: Issues Board #1

Safety and Security

- need more security lights - vandal resistant
- Only two rules signs, and they are not visible
- Provide security cameras at bathroom
- Add perimeter fence with gates

Parking and Pedestrian Access

- Need additional parking
- Consider parking west side of CC
- Area behind dumpster underutilized - could be used for parking
- Provide looped walking trail around park
- Current sidewalk placement divides the turf areas. Consider better connectivity.
- Park needs better connectivity - sidewalks

Community Center and Gathering Spaces

- Community Center too small
- CC needs updated
- CC overused by parks programs, not available for community use
- Incorporate outdoor space / patios into the CC
- Make the CC more flexible for weddings, events
- Host festivals and concerts in the park
- Need more picnic area (with secured tables)
- No bathroom access - want it added
- Add more ramadas - smaller ramadas
- Place ramadas closer to perimeter
- Place ramadas close to playground



Loma Linda Park: Issues Board #2

Community Pool

- Pool needs upgrades. Dated, and not up to competitive standards
- Pool is a benefit to our community.
- The quality of our pool makes a statement about Goodyear to other communities who come to use it.
- Expand pool with turf and play area

Park Amenities

- Provide merry-go-round, swing set at playground
- Add splashpad
- Playground is HOT - provide shade covering over it.
- Provide BBQ - expanded picnic area
- Provide drinking fountains
- Provide exercise and stretching stations
- Need more trash cans and benches
- Tennis courts underused
- Add Basketball courts
- Add multipurpose courts
- The tennis court is in excellent condition - great quality slab
- Remove storage bin
- Don't forget about park maintenance when the park is done.
- Consider eco-friendly / sustainable solutions for park.
- Add a lighted flagpole



Loma Linda Park: Issues Board #3

Landscaping and Irrigation

- Existing turf is in poor shape - improve quality
- Provide winter grass
- Abandon flood irrigation
- The size and type of trees make our park unique
- Like the large trees along the perimeter
- Maintain enough open space - turf areas for playing sports (don't overplant with trees)

Community

- The neighbors (our community) are an integral part of what makes this area special and unique
- This can be a benefit in achieving grants
- We have a very involved community - community pride.
- Park should be designed for all ages.
- Can we implement an adopt-a-park
- Can we integrate art into the park.
- Are there volunteer opportunities?
- Provide some free access to CC (veterans)
- Incorporate history into park (memory lane, park/city history)



Loma Linda Park: Goals

We want a safe and secure community park

This will be accomplished through:

- improved lighting
- improved fencing
- coordinating with law enforcement
- higher usage = higher safety
- providing a safe playground

We want to make our park a community "point of pride"

We will accomplish this through:

- A good maintenance program
- Updating the CC, park, and pool areas
- Provide a flagpole
- Volunteer efforts

We want to maintain our Unique and Historic neighborhood character

We will accomplish this through:

- Planting appropriate shade trees
- Maintaining open green space

We want to provide increased opportunities for our community

We will accomplish this through:

- Providing more flexible and multi-use spaces (example: tennis and basketball)
- Providing opportunities for our multi-generational community

Sports Courts & Fields

Lighting



Volleyball



Baseball Field



Soccer Field



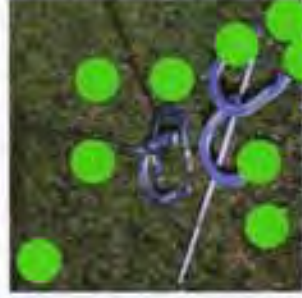
Tennis Court



Pickleball Court



Basketball Court



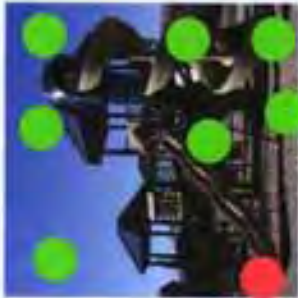
Horse Shoes



Shuffleboard Court



Tot Lot & Play Equipment



Tot Lot



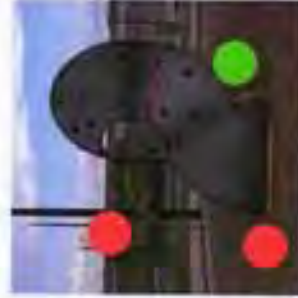
Tot Lot



Slide



Rock Climbing Wall



Rock Climbing Wall



Tunnel



Shade Sail Structure over Tot Lot



Balance Board



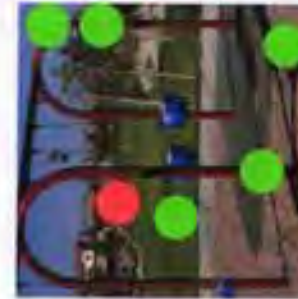
Spring Rides and Bouncers



Climbing Net



Swingset



Infant Swingset



Wheel (Merry Go Round)



Multi-Pond (Fleeter Tether)



Balance Beam



Power Pedestal



Pretend Farm



Splash Pad

Ramadas & Restrooms



Group Ramada



Ramada



Ramada with Shade Sail

Public Restroom

Fencing & Entry Gates



Picket Fence



Picket View Fence



Entry Gate



Short Wrought Iron Fence



Entry Gate



Full View Fence

Gathering Areas



Open Air Amphitheater



Sheltered Amphitheater



Desert Garden



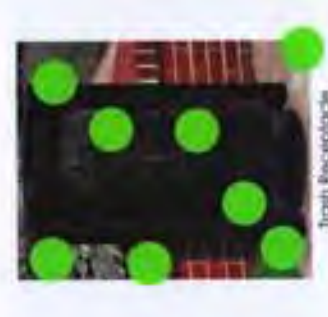
Patio



Herb Garden



Trash Receptacle



Trash Receptacle



Picnic Table



Gate



Dog Pick-Up



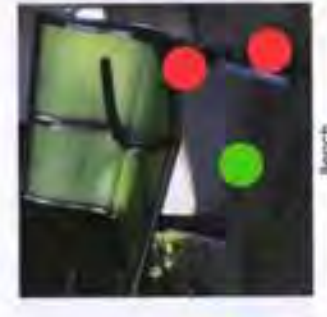
Dog Pick-Up



Drinking Fountain



Bench



Bench



Drinking Fountain



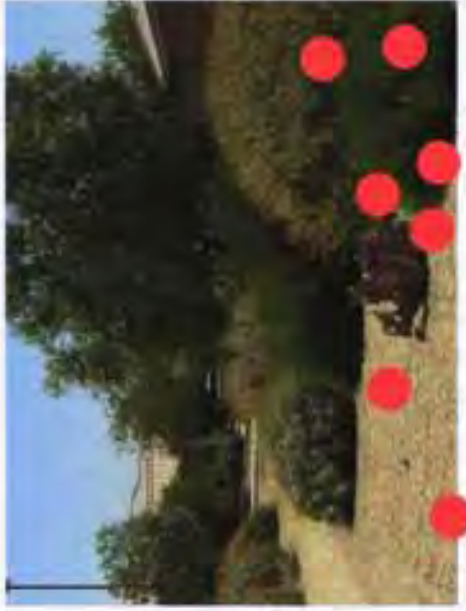
Bench



Bench

Site Furniture

Xeric Landscape



Lush Landscape



APPENDIX



C

Design Alternative Exhibits

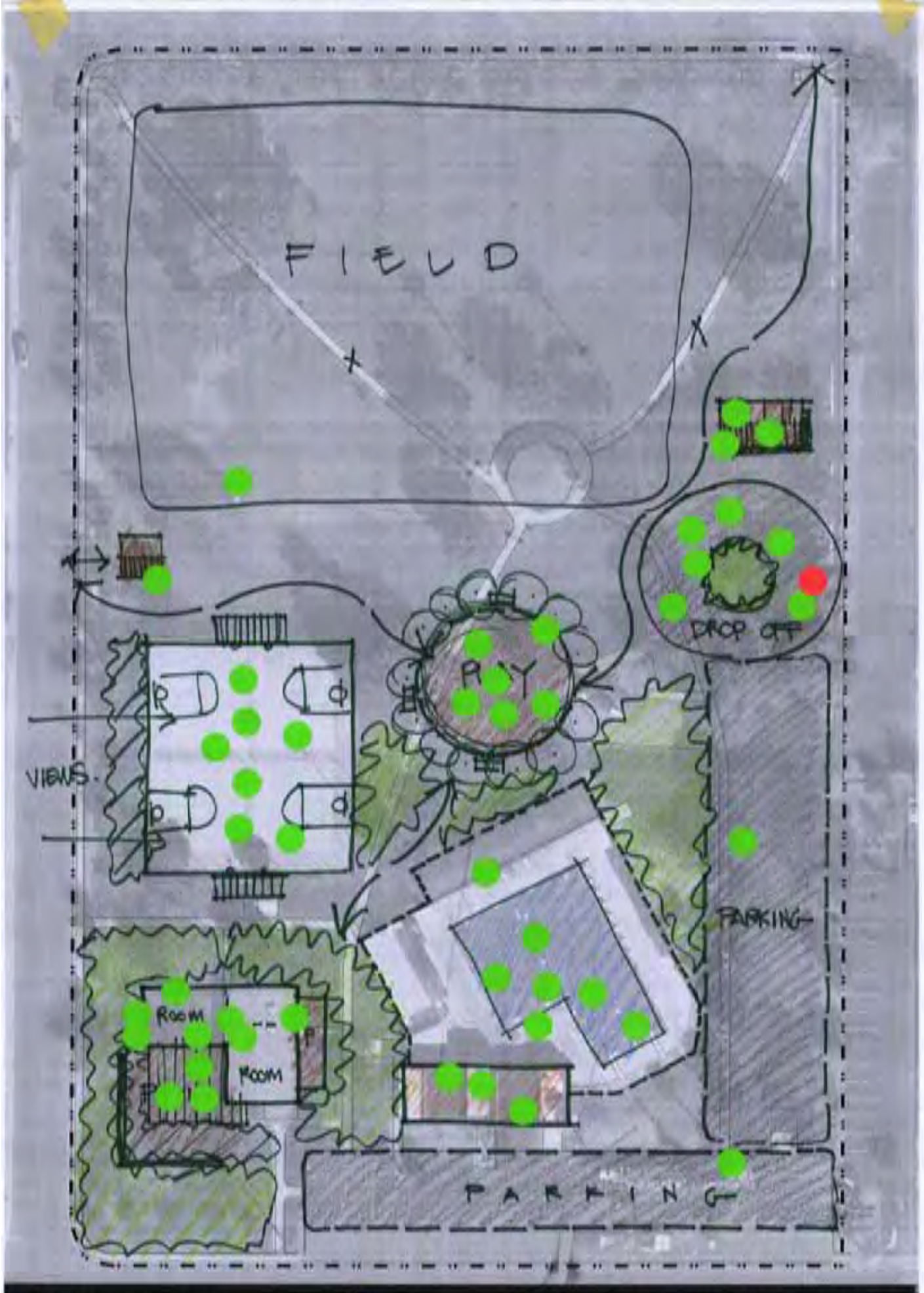
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Draft Master Plan

Design Alternative Exhibits and Draft Master Plan

The first three exhibits on the following pages, options 1 through 3, document concepts developed by the stakeholders during the second public meeting. Attendees were divided into three table groups with a design consultant from CVL at each table to facilitate the table discussion and workshop. Three alternative designs were developed, one at each table, which were presented at the end of the meeting.

Following the presentations, the consultant reviewed the themes from each design in preparation for development of the draft master plan. The fourth exhibit in this appendix is the draft master plan that was presented at the third public meeting. The fifth exhibit depicts comments received on the draft master plan at this meeting. These comments were addressed by city staff, and incorporated into the Preferred Master Plan.



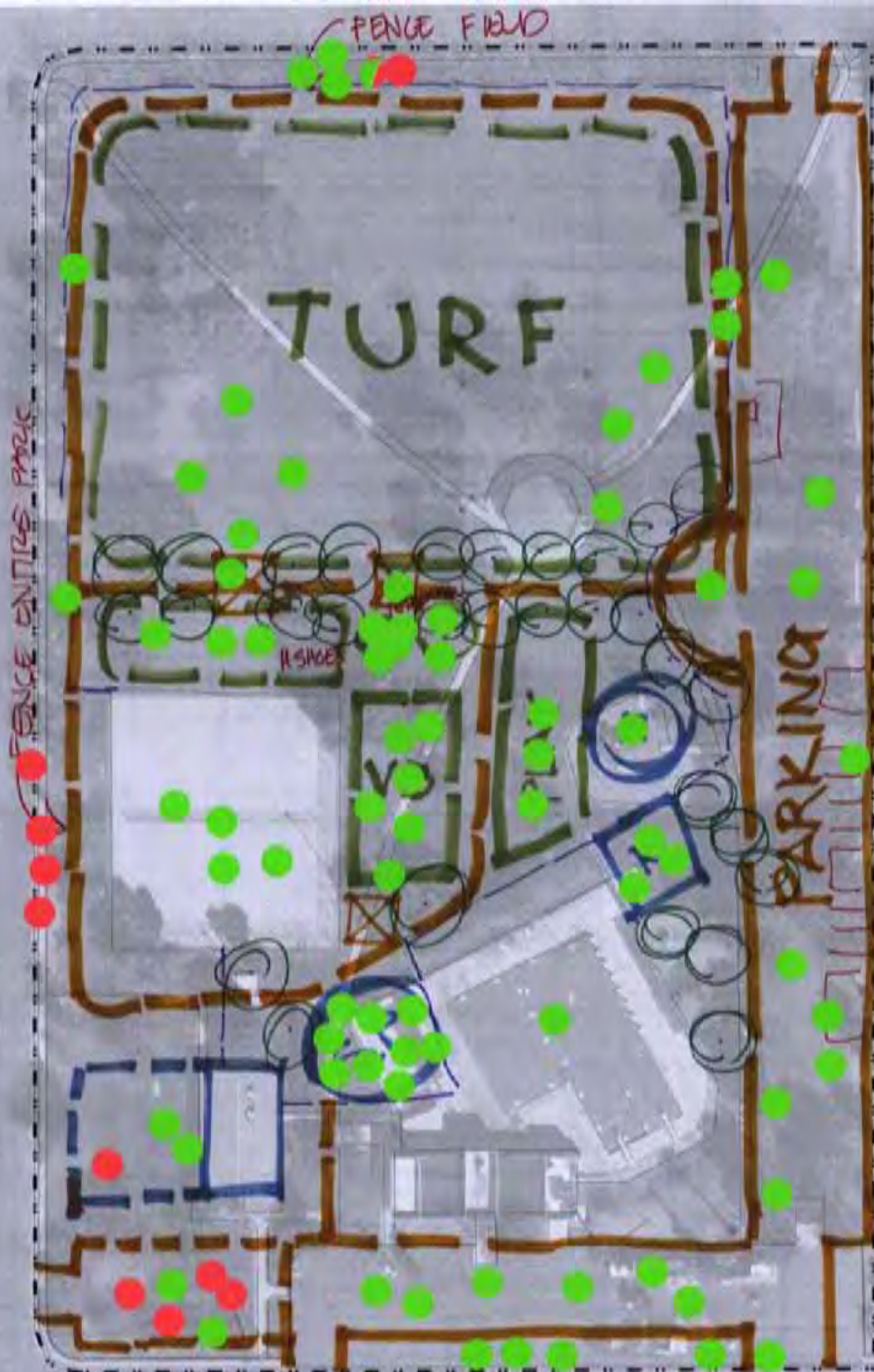


CVL
CONSTRUCTION



Loma Linda Park
OPTION #2

April 13, 2010



CVL
200 & VAN 100



Loma Linda Park
OPTION #3

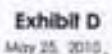
April 13, 2010



Loma Linda Park

Exhibit D

May 25, 2010



APPENDIX



D

Preferred Park Master Plan

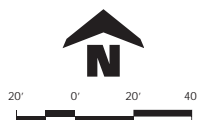
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Park Cross Sections

Preferred Park Master Plan and Cross Sections

The exhibits on the following pages document the Preferred Master Plan presented to the City Council. Cross sections are provided that depict the proposed central walkway and soft paved walkway that surround the park site.

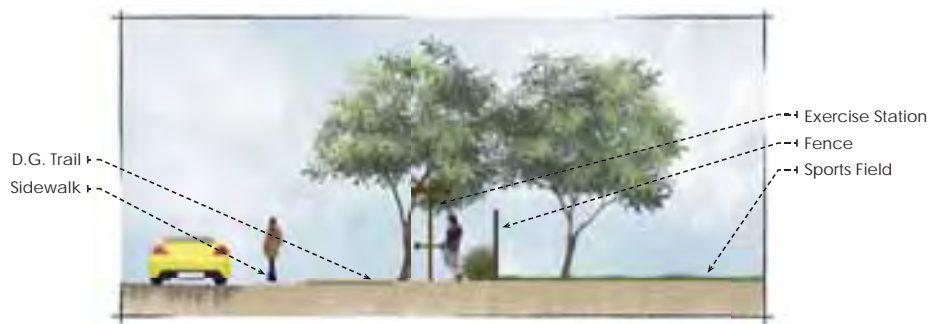
E La Pasada Boulevard



Loma Linda Park

Exhibit D

June 10, 2010



Cross Section A



Cross Section B



Cross Section C

APPENDIX



E

Estimation of Probable Cost

Preliminary Estimation of Probable Design Fees and Construction Costs

The preliminary estimation of probable design fees and construction costs on the following pages is an opinion of cost developed by Coe & Van Loo Consultants, Inc based on drawings and exhibits in a preliminary stage of design. It is not a finite determination of the total or actual cost to develop the Loma Linda Neighborhood Park.

Fees and costs noted in the estimate are based on projects of similar scope and size, and were developed through review of historic bids on public park projects, and through quotes solicited from consultants, vendors, and contractors familiar with this type of work.

The final cost of development could be greatly influenced by findings during subsurface construction. These findings may impact design layout, location of structures or park amenities, and construction methods. These findings are unforeseen, and not included in this cost estimate.

It is anticipated that as the design progresses, changes will be made to the plan, and features within the plan. These changes are not accounted for in this cost estimate. It is recommended that updated cost estimates be provided during each phase of the continued design, and as warranted by plan changes.

Recent market conditions have been volatile during the current global recession. Reduced building and construction activity has created a decline in costs in many areas of construction. However, industry expectations are that this decline has slowed, and costs and fees will begin escalation. An annual cost escalation is not included in this estimate. Actual market conditions may vary.

Loma Linda Neighborhood Park

Preliminary Cost Estimation of Probable Design and Construction Costs

Prepared for: City of Goodyear

Prepared by: CVL Consultants, Inc

Total Project Area:

249,905 ft²

REVISED: August 19, 2010

INITIAL PHASE: PARK IMPROVEMENTS

Pre-Construction Soft Costs	QTY	UNTS	COST	TOTAL	NOTES
Final Design	1	LS	\$ 92,284.18	\$ 92,284.18	10% Construction Costs
PRECONSTRUCTION SOFT COSTS TOTAL				\$ 92,284.18	

Construction Soft Costs	QTY	UNTS	COST	TOTAL	NOTES
Contractor Mobilization	1	LS	\$ 36,913.67	\$ 36,913.67	4% Construction Costs
Change Orders	1	LS	\$ 46,142.09	\$ 46,142.09	5% Construction Costs
Construction Alta Survey	1	LS	\$ 9,228.42	\$ 9,228.42	1% Construction Costs
Construction Administration	1	LS	\$ 46,142.09	\$ 46,142.09	5% Construction
CONSTRUCTION SOFT COSTS TOTAL				\$ 138,426.27	

Site Preparation and Demolition	QTY	UNTS	COST	TOTAL	NOTES
Construction Fencing	2,403	LF	\$ 9.00	\$ 21,627.00	Assumes Single Phase
SWPPP / Dust Control	1	LS	\$ 9,500.00	\$ 9,500.00	Silt fence/bails/water truck
Traffic Control / Barricading	1	LS	\$ 12,500.00	\$ 12,500.00	
Concrete Paving Removal	10,366	SF	\$ 1.30	\$ 13,475.80	Sidewalks, ramada pad
Concrete Curb Removal	180	LF	\$ 1.25	\$ 225.00	At existing parking entry
Asphalt Paving Removal	7,022	SF	\$ 1.50	\$ 10,533.00	Entry and south bays
Low block wall removal	45	LF	\$ 25.00	\$ 1,125.00	At community center
Concrete Irrigation Ditch Removal	373	LF	\$ 6.50	\$ 2,424.50	between park and church
Flood Irrigation Abandonment	1	LS	\$ 2,500.00	\$ 2,500.00	Maintain Piping
Turf Removal	16,488	SF	\$ 0.15	\$ 2,473.20	Areas converted to desert
Tree Removal	41	EA	\$ 450.00	\$ 18,450.00	Misc. mature trees
SITE PREP AND DEMO TOTAL				\$ 94,833.50	

Earthwork	QTY	UNTS	COST	TOTAL	NOTES
Cut	1,540	CY	\$ 15.00	\$ 23,100.00	Playground and Sports
Fill	1,540	CY	\$ 25.00	\$ 38,500.00	Spread onsite
Fine Grading	127,072	SF	\$ 0.06	\$ 7,624.32	All landscape areas
EARTHWORK TOTAL				\$ 69,224.32	

Site Utilities	QTY	UNTS	COST	TOTAL	NOTES
1" Water Line	265	LF	\$ 7.50	\$ 1,987.50	Drinking Fountain
Water Meter and Service	0	LS	\$ -	\$ -	Existing
Sewer Service	0	LS	\$ -	\$ -	Existing
SITE UTILITIES TOTAL				\$ 1,987.50	

Paving and Hardscape	QTY	UNTS	COST	TOTAL	NOTES
Driveway Apron	1	LS	\$ 9,500.00	\$ 9,500.00	Reconstructed entry
Asphalt Paving	14,825	SF	\$ 2.75	\$ 40,768.75	new parking area
Concrete Curbing - Parking	1,285	LF	\$ 16.00	\$ 20,560.00	Standing curb
Concrete Paving	12,385	SF	\$ 3.25	\$ 40,251.25	Sidewalks and plaza
Concrete Pads	1,536	SF	\$ 5.50	\$ 8,448.00	Ramadas

Concrete Curbing - Volleyball	261	LF	\$	12.00	\$	3,132.00	18" deep curbing
Concrete Curbing - Playground	151	LF	\$	12.00	\$	1,812.00	18" deep curbing
Shuffleboard Court	500	SF	\$	6.00	\$	3,000.00	
Splashpad Surfacing	1,959	SF	\$	15.00	\$	29,385.00	
Concrete Header	350	LF	\$	3.15	\$	1,102.50	Landscape Areas

PAVING TOTAL: \$ 157,959.50

Walls and Fencing	QTY	UNTS	COST	TOTAL	NOTES
Sports Field Fencing	1,261	LF	\$ 38.00	\$ 47,918.00	Decorative, TS Fence, 6'
Sports Field Pedestrian Gates	2	EA	\$ 400.00	\$ 800.00	
Sports Field Wide Gates	3	EA	\$ 950.00	\$ 2,850.00	Ped & Maint access
Decorative Columns at Field	13	EA	\$ 2,400.00	\$ 31,200.00	
Park Entry Monument Sign	2	EA	\$ 9,500.00	\$ 19,000.00	

FENCE TOTAL: \$ 101,768.00

Structures	QTY	UNTS	COST	TOTAL	NOTES
Large Group Ramada	1	EA	\$ 60,000.00	\$ 60,000.00	
Small Ramada	2	EA	\$ 28,000.00	\$ 56,000.00	
Playground Shade Sails	900	SF	\$ 75.00	\$ 67,500.00	

STRUCTURES TOTAL: \$ 183,500.00

Site Furniture and Play Equipment	QTY	UNTS	COST	TOTAL	NOTES
Drinking Fountains	2	EA	\$ 3,500.00	\$ 7,000.00	
Picnic Tables	10	EA	\$ 1,800.00	\$ 18,000.00	
Litter Receptacles	14	EA	\$ 1,200.00	\$ 16,800.00	
Benches	20	EA	\$ 900.00	\$ 18,000.00	
Bike Racks	6	EA	\$ 350.00	\$ 2,100.00	
Playground Equipment	1	LS	\$ 65,000.00	\$ 65,000.00	
Volleyball Net	1	EA	\$ 1,800.00	\$ 1,800.00	
Basketball Goals	2	EA	\$ 2,100.00	\$ 4,200.00	

SITE FURNITURE TOTAL: \$ 132,900.00

Irrigation	QTY	UNTS	COST	TOTAL	NOTES
Desert Irrigation	16,448	SF	\$ 1.25	\$ 20,560.00	
Controller with Cabinet	0	LS	\$ -	\$ -	Existing

IRRIGATION TOTAL: \$ 20,560.00

Landscape	QTY	UNTS	COST	TOTAL	NOTES
48" Box Trees	4	EA	\$ 1,250.00	\$ 5,000.00	
36" Box Trees	24	EA	\$ 550.00	\$ 13,200.00	
24" Box Trees	20	EA	\$ 190.00	\$ 3,800.00	
15G Accents	24	EA	\$ 75.00	\$ 1,800.00	
5G Shrubs	120	EA	\$ 13.00	\$ 1,560.00	
1G Groundcovers	360	EA	\$ 4.50	\$ 1,620.00	
Turf Hydroseed	110,624	SF	\$ 0.25	\$ 27,656.00	
Decomposed Granite	16,448	SF	\$ 0.40	\$ 6,579.20	
Pre-emergent	16,448	EA	\$ 0.12	\$ 1,973.76	

LANDSCAPE TOTAL: \$ 63,188.96

Lighting	QTY	UNTS	COST	TOTAL	NOTES
Parking Lot	11	EA	\$ 3,800.00	\$ 41,800.00	
Pedestrian Lights	16	EA	\$ 2,400.00	\$ 38,400.00	
Conduit, Trench, Wire	2,090	LF	\$ 8.00	\$ 16,720.00	
LIGHTING TOTAL:				\$ 96,920.00	

Design Phase \$ 92,284.18 **Pre-Construction Soft**

Construction \$ 138,426.27 **Construction Soft Costs**
\$ 922,841.78 **Construction Hard Costs**
\$ 184,568.36 **Contingency (20%)**
\$1,245,836.40 Total Construction Costs

\$1,338,120.58 Phase 1 Total Costs

FUTURE PHASES: IRRIGATION, POOL AND COMMUNITY CENTER IMPROVEMENTS

Pre-Construction Soft Costs	QTY	UNTS	COST	TOTAL	NOTES
Final Design	1	LS	\$114,598.00	\$ 114,598.00	10% Construction Costs
PRECONSTRUCTION SOFT COSTS TOTAL				\$ 114,598.00	

Construction Soft Costs	QTY	UNTS	COST	TOTAL	NOTES
Contractor Mobilization	1	LS	\$ 45,839.20	\$ 45,839.20	4% Construction Costs
Change Orders	1	LS	\$ 57,299.00	\$ 57,299.00	5% Construction Costs
Construction Alta Survey	0	LS	\$ -	\$ -	Provided in Phase 1
Construction Administration	1	LS	\$ 57,299.00	\$ 57,299.00	5% Construction
CONSTRUCTION SOFT COSTS TOTAL				\$ 160,437.20	

Structures	QTY	UNTS	COST	TOTAL	NOTES
Patio Shade Sails	850	SF	\$ 75.00	\$ 63,750.00	
Low Patio Walls	220	LF	\$ 45.00	\$ 9,900.00	
Community Center Renovation	2,376	SF	\$ 80.00	\$ 190,080.00	Existing Portion
Community Center Expansion	2,160	SF	\$ 175.00	\$ 378,000.00	Addition plus restrooms
STRUCTURES TOTAL:				\$ 641,730.00	

Splashpad Improvements	QTY	UNTS	COST	TOTAL	NOTES
Pool Area Removal	1,525	SF	\$ 5.50	\$ 8,387.50	Deck and wade pool
Benches	3	EA	\$ 900.00	\$ 2,700.00	
Equipment	1	LS	\$ 52,500.00	\$ 52,500.00	
Splashpad Fencing	188	LF	\$ 40.00	\$ 7,520.00	
SITE FURNITURE TOTAL:				\$ 62,720.00	

Raw Irrigation Storage System	QTY	UNTS	COST	TOTAL	NOTES
Irrigation Storage	1	LS	\$295,000.00	\$ 295,000.00	Tank, pump, connection
Turf Irrigation Lines and Heads	110,624	SF	\$ 1.25	\$ 138,280.00	
Mainline	1,650	LF	\$ 5.00	\$ 8,250.00	
IRRIGATION TOTAL:				\$ 441,530.00	

Future Design	\$ 114,598.00	Pre-Construction Soft
Future Construction	\$ 160,437.20	Construction Soft Costs
	\$ 1,145,980.00	Construction Hard Costs
	\$ 229,196.00	Contingency (20%)
	\$1,535,613.20	Total Construction Costs
	\$1,650,211.20	Future Total Costs

